039.0	0002	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	784,500	/	784,500
USE VALUE:	784,500	/	784,500
ASSESSED:	784,500	/	784,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		WHEATON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUCA ANN T
Owner 2:	
Owner 3:	
Street 1:	18 WHEATON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1956, having primarily Vinyl Exterior and 2821 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	11	41A
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	390,900		393,600	784,500
Total Card	0.149	390,900		393,600	784,500
Total Parcel	0.149	390,900		393,600	784,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 278.11 | /Parcel: 278.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 25644

GIS Ref

GIS Ref

Insp Date 12/08/18

!3185!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 039.0-0002-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	390,900	0	6,500.	393,600	784,500		Year end	12/23/2021
2021	101	FV	379,400	0	6,500.	393,600	773,000		Year End Roll	12/10/2020
2020	101	FV	379,400	0	6,500.	393,600	773,000	773,000	Year End Roll	12/18/2019
2019	101	FV	272,000	0	6,500.	356,700	628,700	628,700	Year End Roll	1/3/2019
2018	101	FV	272,000	0	6,500.	338,300	610,300	610,300	Year End Roll	12/20/2017
2017	101	FV	272,000	0	6,500.	295,200	567,200	567,200	Year End Roll	1/3/2017
2016	101	FV	272,000	0	6,500.	252,200	524,200	524,200	Year End	1/4/2016
2015	101	FV	260,800	0	6,500.	233,700	494,500	494,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:43:02

LAST REV

Date	Time
11/30/21	09:26:15
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3185

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13863-198		12/1/1979		25,000	No	No	A	

USER DEFINED

Prior Id # 1:	25644
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
1/16/2009	Meas/Inspect	189	PATRIOT
2/17/2000	Meas/Inspect	197	PATRIOT
8/18/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	64.	0.95	3									393,598						393,600	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	393,598	Spl Credit		Total:	393,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.14575064
Const Adj.:	0.99098992
Adj $ / SQ:	158.960
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	480167
Depreciation:	89311
Depreciated Total:	390856

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	6	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

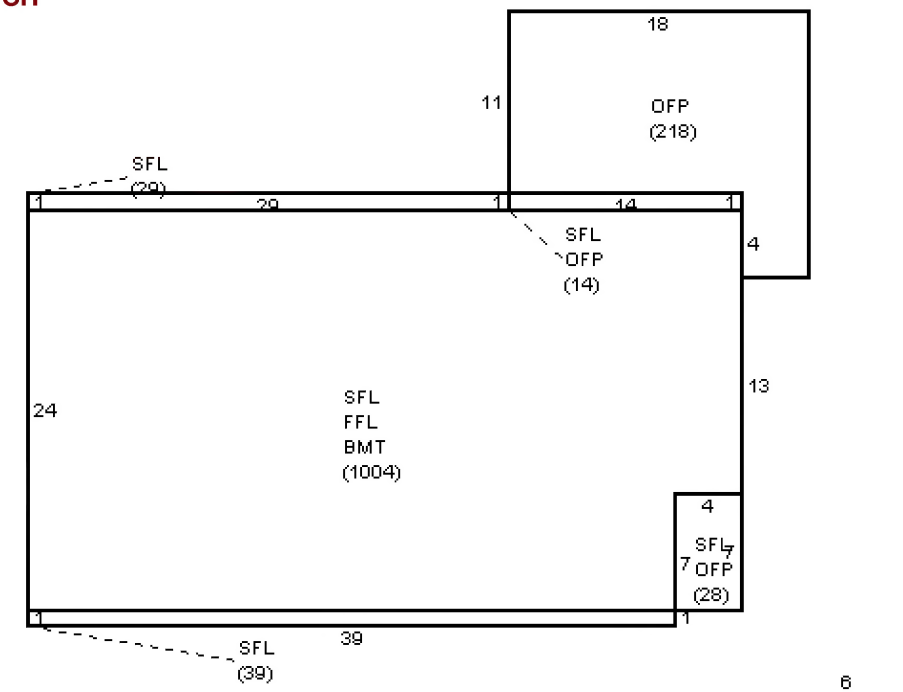
No Unit	RMS	BRS	FL
1	10	6	M
Totals			
1	10	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.96
Special Features:	0	Val/Su Net:	115.58
Final Total:	390900	Val/Su SzAd	184.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,114	158.960	177,081
BMT	Basement	1,004	58.370	58,604
FFL	First Floor	1,004	158.960	159,596
OFP	Open Porch	260	22.640	5,886

Net Sketched Area:	3,382			Total:	401,167
Size Ad	2118	Gross Area	3382	FinArea	2821

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0002-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X9	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---

IMAGE

AssessPro Patriot Properties, Inc